

IN RE: PETITION FOR VARIANCE
N/3 Placid Avenue, 325' W of
the c/l of Placid Woods Court
(2818 Placid Avenue)
9th Election District
6th Councilmanic District

Andy Hsing Lee
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-100-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Andy Hsing Lee. The Petitioner seeks relief from Section 301.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum required 7.5 feet for an existing open projection (deck). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Andy Lee, property owner, Dwight Little, the Professional Engineer who prepared the site plan for this property, and David M. Meadows, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, containing a gross area of 0.257 acres, more or less, predominantly zoned D.R. 3.5, with a small sliver of D.R. 5.5 to the rear of the site. The property is improved with a one-story brick dwelling with attached concrete patio and inground swimming pool, and a combination concrete/stone driveway, all of which are spread out over six of the eight lots owned by the Petitioner. Testimony revealed

ORDER RECEIVED FOR FILING

Date

By

that this property is located in an older subdivision, known as Harford Farms, which was plotted many years ago with 20-foot wide lots, and depths of approximately 115 to 140 feet. In fact, the Petitioner's property is actually comprised of 16 lots. Mr. Lee purchased the subject property in 1989 and now wishes to subdivide same to create two building lots for the purpose of constructing a single family dwelling on the newly created lot. However, due to an open deck on the east side of the existing dwelling, adjacent to the proposed subdivision line, the requested variance relief is necessary in order to proceed. Further testimony and evidence indicated that the existing inground pool, its adjacent concrete pad, and a portion of the stone driveway will be removed to make way for the proposed subdivision and subsequent improvements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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10/19/88
[Signature]


After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of October, 1998 that the Petition for Variance seeking relief from Section 301.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum allowed 7.5 feet for an existing open projection (deck), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

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Date 10/19/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 19, 1998

David M. Meadows, Esquire
Moore, Carney, Ryan and Lattanzi
4111 E. Joppa Road, Suite 201
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
N/S Placid Avenue, 325' W of the c/l of Placid Woods Court
(2818 Placid Avenue)
9th Election District - 6th Councilmanic District
Andy Hsing Lee - Petitioner
Case No. 99-100-A

Dear Mr. Meadows:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Andy Hsing Lee
600 E. Jefferson Street, M-3, Rockville, Md. 20852

Mr. Dwight Little, W. Duvall & Assoc., Inc.
530 E. Joppa Road, Towson, Md. 21286

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2818 PLACID AVE

which is presently zoned

DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1A. To Allow A 3 FT. SIDE YARD SET BACK FOR AN OPEN PORCH (EXISTING) IN LIEU OF THE REQUIRED 7.5 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THIS IS AN EXISTING CONDITION THE ONLY REMEDY BESIDES A VARIANCE WOULD BE TO REMOVE THE EXISTING CARPORT WHICH IS INTEGRAL TO THE HOUSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ANDY HONG LEE

(Type or Print Name)

Signature

(Type or Print Name)

Signature

600 E. JEFFERSON ST. M3 410 828-0101

Address

Phone No

Rockville MD 20852

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

CHUCK MERRITT

Name

W. DUYAL & ASSOC., INC

530 E. JOHNSON TOWSON

410 583-9571

Address MD 21286

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JMA

DATE

9-4-98

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Date

By

99-100-A

100

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

ZONING DESCRIPTION FOR 2818 Placid Avenue

Beginning at a point on the Northside of Placid Avenue which is 50' wide at the distance of 325' West of the centerline of the nearest improved intersecting street Placid Woods Court which is 50' wide. Being Lot #594-597 & 691-694 in the subdivision of Harford Farms as recorded in Baltimore County Plat Book #5, Folio #89, containing 20,560 sf \pm or 0.47 Ac \pm . Also known as 2818 Placid Avenue and located in the 9 Election District, 6 Councilmanic District.

99-100-A¹⁰⁰

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056238

DATE 9-4-98 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED
FROM:

010 Res. Van 50

FOR: TOTAL 50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/03/1998 9/04/1998 15:24:09

REQ #005 CASHIER LSMI LEO BRAMER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 004112

CR NO. 056238

50.00 CHECK

Baltimore County, Maryland

99-100-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/11, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/11, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-100-A
2818 Placid Avenue
N/S Placid Avenue, 325' W. of

centerline Placid Woods Court
9th Election District
6th Councilmanic District
Legal Owner(s):
Andy Hsing Lee

Variance: to allow a 3-foot side yard setback for an open projection (existing) in lieu of the required 7.5 feet.

Hearing: Friday, October 16, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401-Besley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/014 Oct. 1 C262610

CERTIFICATE POSTING

RE: Case No.: 99-100-A

Petitioner/Developer: ANDY LEE, ETAL

C/O WILL DUVALL, ASSOC

Date of Hearing/Closing: 10/16/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 2818 PLACID AVE.

The sign(s) were posted on 9/25/98
(Month, Day, Year)

Sincerely,

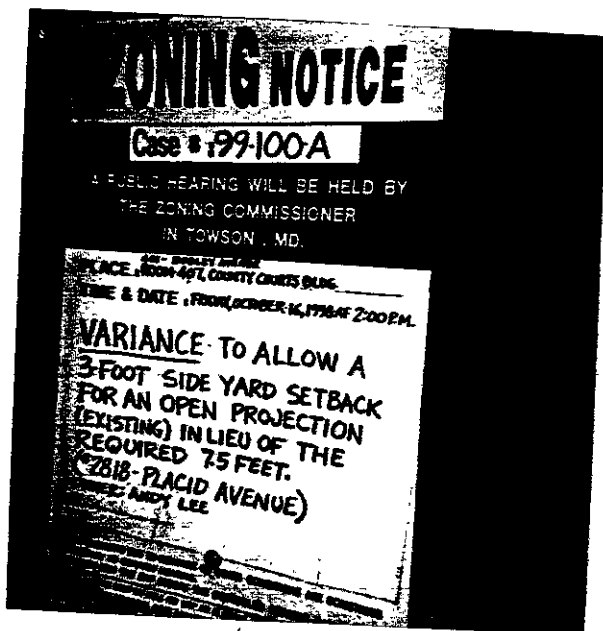
Patrick M. O'Keefe 9/30/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



CASE # 99-100A
2818 PLACID AVE
P 9/25/98

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 100

Petitioner: ANDY HSING LEE

Location: 2818 PLACID AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANDY HSING LEE

ADDRESS: 600 E. JEFFERSON ST, M3

ROCKVILLE MD 20852

PHONE NUMBER: (410) 828-0101

100

AJ:ggs

99-100-A

(Revised 04/09/93)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-100-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A SIDE YARD SETBACK OF
3 FT. (EXISTING) W/ VIEW OF 7.5 FT. W/ A DR. 3.5 ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
October 1, 1998 Issue - Jeffersonian

Please forward billing to:

Andy Hsing Lee
600 E. Jefferson St., M3
Rockville, MD 20852

410-828-0101

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-100-A

2818 Placid Avenue

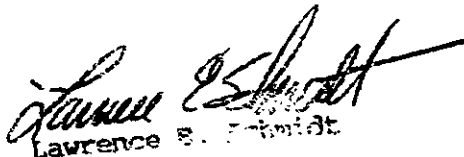
N/S Placid Avenue, 325' W of centerline Placid Woods Court

9th Election District - 6th Councilmanic District

Legal Owner: Andy Hsing Lee

Variance to allow a 3-foot side yard setback for an open projection (existing) in lieu of the required 7.5 feet.

HEARING: Friday, October 16, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

SC)
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 15, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-100-A
2818 Placid Avenue
N/S Placid Avenue, 325' W of centerline Placid Woods Court
9th Election District - 6th Councilmanic District
Legal Owner: Andy Hsing Lee

Variance to allow a 3-foot side yard setback for an open projection (existing) in lieu of the required 7.5 feet.

HEARING: Friday, October 16, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Andy Hsing Lee
W Duvall & Assoc., Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 1, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 8, 1998

Mr. Chuck Merritt
W. Duvall & Associates, Inc.
530 E. Joppa Road
Towson, MD 21286

RE: Item No.: 100
Case No.: 99-100-A
Location: 2818 Placid Ave

Dear Mr. Merritt:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 4, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that partially obscures the text "Very truly yours,".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: September 23, 1998
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 21, 1998
Item No. 100

The Development Plans Review Division has reviewed the subject zoning item. Placid Avenue is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and right-of-way both onsite and offsite and the deeding in fee of said right-of-way at no cost to the County. Preparation of all construction, right-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development are also the responsibilities of the Developer.

The existing private 36" diameter storm drain must be certified by a professional engineer (P.E.) for design adequacy before Baltimore County will assume ownership and maintenance.

RWB:HJO:jrb

cc: File

ZONE0921.100



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Date: 5.11.96

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 100 JRA

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. F. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/14/98

DATE: 9/17/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 92
93
95
98
99
100

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

September 15, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 14, 1998.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 091, 092, 093,
094, 095, 096, 097, 099 AND (100)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: September 11, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

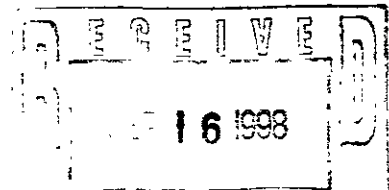
The Planning Office has no comments on the following petition (s):

Item No. 95, 96, 97, 99, and 100

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: Jeffrey W. Long

AFK/JL



1B02.3 Special regulations for certain existing developments or subdivisions and for small lots or tracts in D.R. Zones.

- A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:
1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
 2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
 3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
 4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
 5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.
- B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.
- C. Development standards for small lots or tracts.
1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	--	30
D.R.10.5	3,000	20	10	10	--	50
D.R.16	2,500	20	10	25	--	30

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.
- D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.

2 inches reserved

PLACID

101	"	587	113	554	"	445
100	"	588	:	553	"	446
999	"	589	:	552	"	447
998	"	590	:	551	"	448
997	"	591	:	550	"	449
997A	"	591A	1153	550A	"	449A
996A	"	592A	1158	549A	"	450A
996	140 140 140	592	1162 1162 1162	549 120	140	450
995	"	593	1168	548	"	451
994	"	594	1172	547	"	452
993	"	595	1176	546	"	453
992	"	596	1181	545	"	454
991	"	597	1186	544	"	455
990	"	598	1191	543	"	456
989	"	599	1196	542	"	457
988	"	600	1201	541	"	458
987	"	601	1204	540	"	459
986	"	602	1208	539	"	460
985	"	603	1214	538	"	461
984	"	604	1218	537	"	462
983	"	605	1223	536	"	463
982	"	606	1225	535	"	464
981	"	607	1231	534	"	465
980	"	608	1241	533	"	466
979	140 140 140	609	1244 1244 1244	532 120	140	467

MONTREAL

978	140 140 140	610	1251	531 120	140	468
977	"	611	1254	530	"	469
976	"	612	1257	529	"	470
975	"	613	1261	528	"	471
974	"	614	1266	527	"	472

RE: PETITION FOR VARIANCE
2818 Placid Avenue, N/S Placid Avenue, 325'
W of c/l Placid Woods Ct, 9th Election District,
6th Councilmanic

Legal Owners: Andy Hsing Lee

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-100-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Chuck Merritt, W. Duvall & Assoc., Inc., 530 E. Joppa Road, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

IN RE:

PETITION FOR ZONING VARIANCE

2818 Placid Avenue

N/S Placid Avenue, 325 West of Placid

Woods Court

9th Election District

6th Councilmantic District

***BEFORE THE ZONING COMMISSIONER**

***OF**

***BALTIMORE COUNTY**

***CASE NO. 99-100-A**

* * * * *

Entrance of Appearance

Please enter the appearance of David M. Meadows on behalf of the petitioner, Andy Hsing Lee.



David M. Meadows
Moore, Carney, Ryan and Lattanzi,
L.L.C.
4111 East Joppa Road
Suite 201
Baltimore, MD 21236
(410) 529-4600

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Dwight Little

Andy Lee

David Meadows

W. Duvall & Assoc,

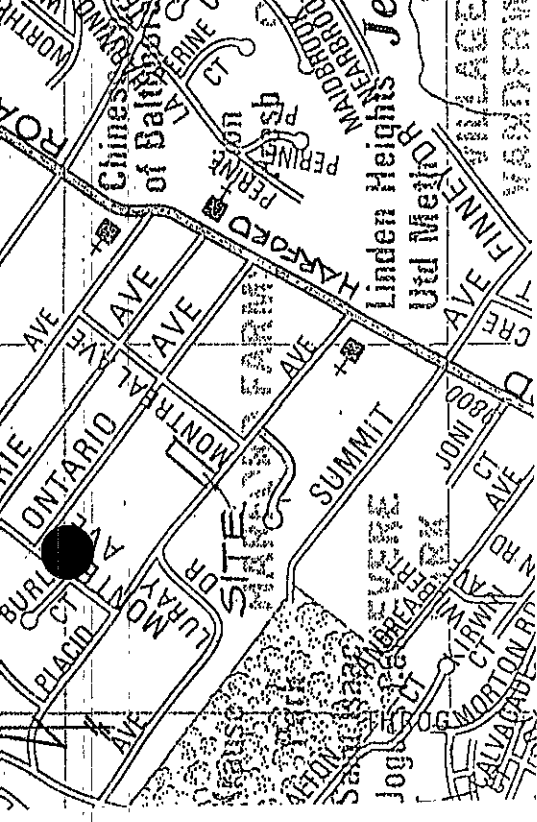
530 E. Joppa Rd. Towson 21286

600 E. Jefferson St., M-3, Rockville 20852

Moore Carney Ryan Letter 21

411 E. Joppa Rd., Suite 201, 21236





VICINITY MAP
SCALE 1"=1000'

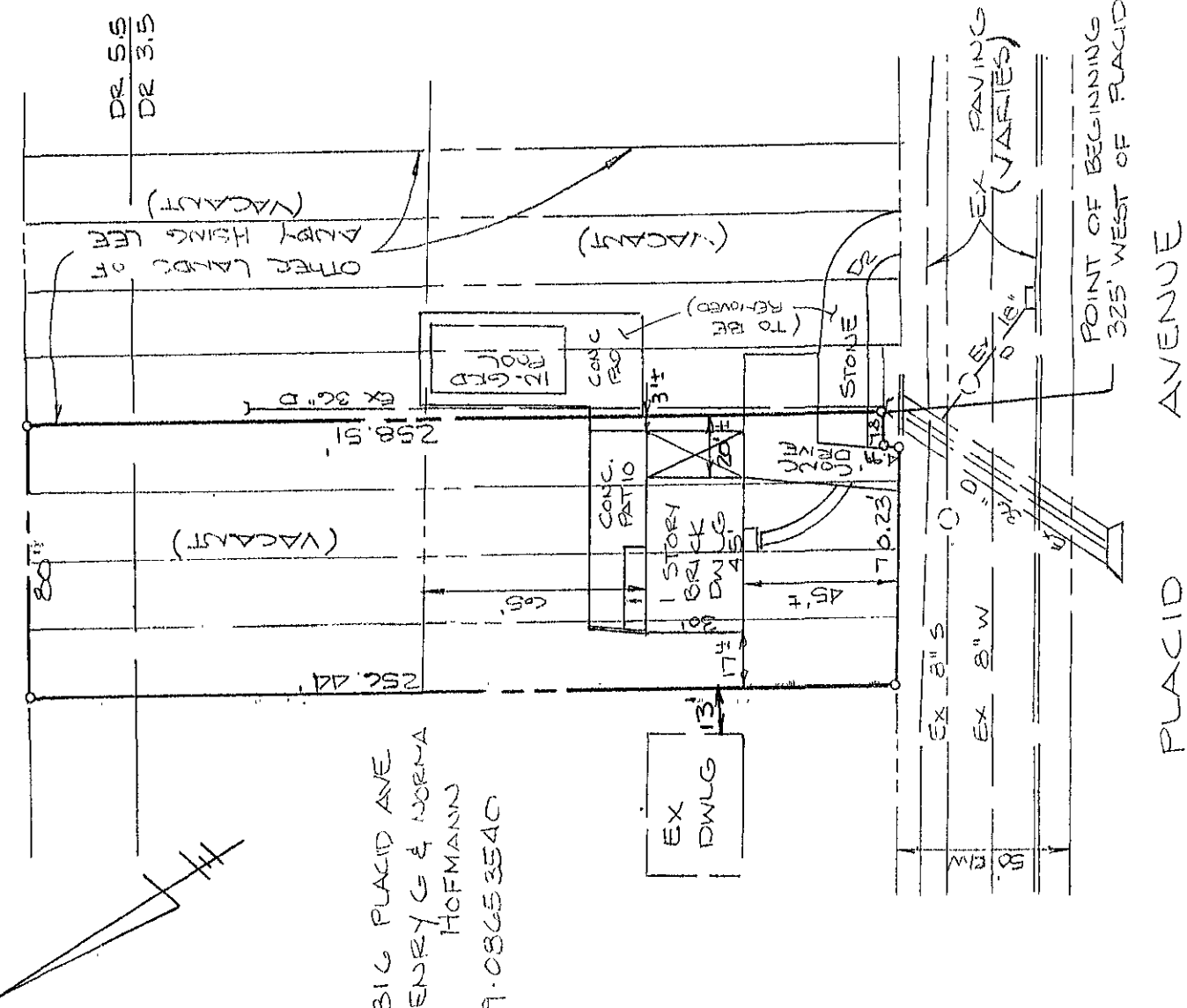
- THIS PROPERTY HAS NO PRIOR ZONING HISTORY
- THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN
- 200 SCALE ZONING MAP NE 11-E ZONING DR 3.5 & DR 5.5
- AREA OF 4 LOTS ON WHICH EXISTING HOUSE SITS = 11,200 SF or 0.257 AC.
- THIS PROPERTY IS RECORDED IN PLAT BOOK 5 FOLIO 89

PLAN TO ACCOMPANY
ZONING VARIANCE

2818 PLACID AVENUE
9th ELEC DIST. G COUNCILMANIC DIST
SCALE 1"=50' BALTO. CO. MD.

99-100-A 100'

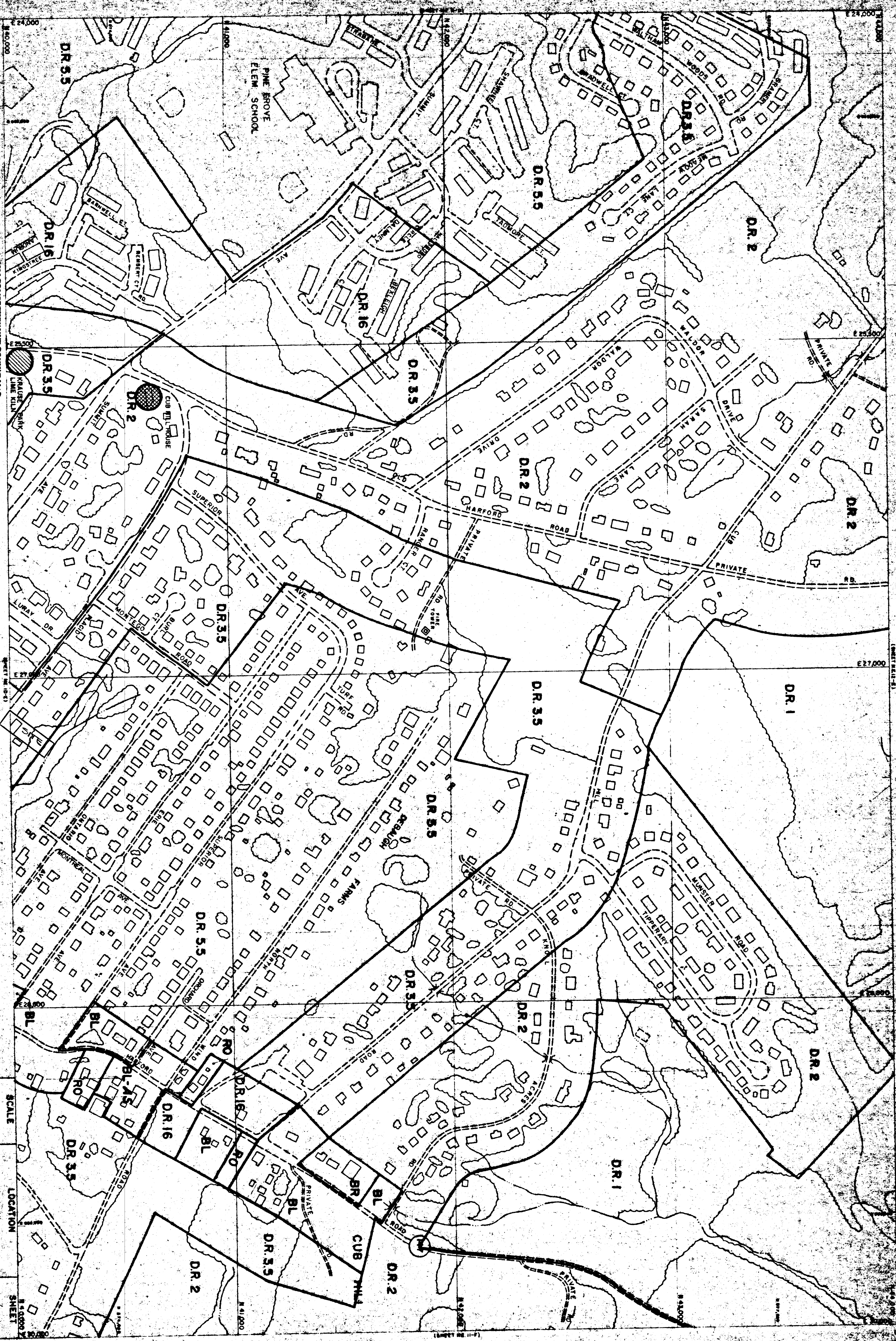
2833 ONTARIO AVE.
CHARLES W. WINKLER
09-23500050



2816 PLACID AVE
HENRY G & NORMA
HOFMANN
09-08653540

OWNER
ANDY HSING LEE
600 E. JEFFERSON ST. M3
ROCKVILLE MD 20852
TAX ID 09-20662280

W. DUVAL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
TEL (410) 583-9571
FAX (410) 583-1513



1960 COMPREHENSIVE ZONING MAP
APPROVED BY THE BALTIMORE COUNTY COUNCIL
OCTOBER 2, 1960
JANUARY 1964, 1966, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
Kevin Kennedy
99-100-A

SCALE	1" = 200'	LOCATION	SHEET
DATE OF PHOTOGRAPHY	JANUARY 1985	CUB HILL	11-E